



B-1

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO: PLANNING COMMISSION**

**FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING**

**DATE: JANUARY 12, 2006**

**SUBJECT: TIME EXTENSION FOR TRACT MAP**

**SUMMARY**

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

**RECOMMENDATION**

Staff recommends your Commission approve the time extension.

**DISCUSSION**

The following time extension is recommended for approval:

**TRACT 2408 (S990344U)** Request from **Terry Payne/ RRM Design Group/ Biddle Ranch Company** for a **2nd time extension** for vesting tentative tract map 2408, a request to subdivide an existing 4,719 acre site into 87 clustered residential lots in two clusters ranging in size from 1.1 to 2.5 acres each, a 1,560 sq. ft. private clubhouse and a parking area, private equestrian facility including trailer parking, paddocks and arena, entry features including gate, roads, pedestrian/equestrian trail, two water storage tanks and water distribution lines and an open space easement restricting development on 95% of the site and an adjustment to road improvement standards to allow for reduced right of way width. The east cluster is located on the east side of Lopez Drive, east of the Lopez Drive and Orcutt Road intersection. The west cluster is located west of Lopez Drive, approximately ½ mile south of the Lopez Drive and Orcutt Road intersection, approximately 3 miles north of the City of Arroyo Grande. Located in the San Luis Bay, Huasna and San Luis Obispo Planning Areas. The project is located in the Rural Lands and Agriculture land use category. APN: 044-181-023, 044-221-005, 011 et al. Supervisorial District 4.

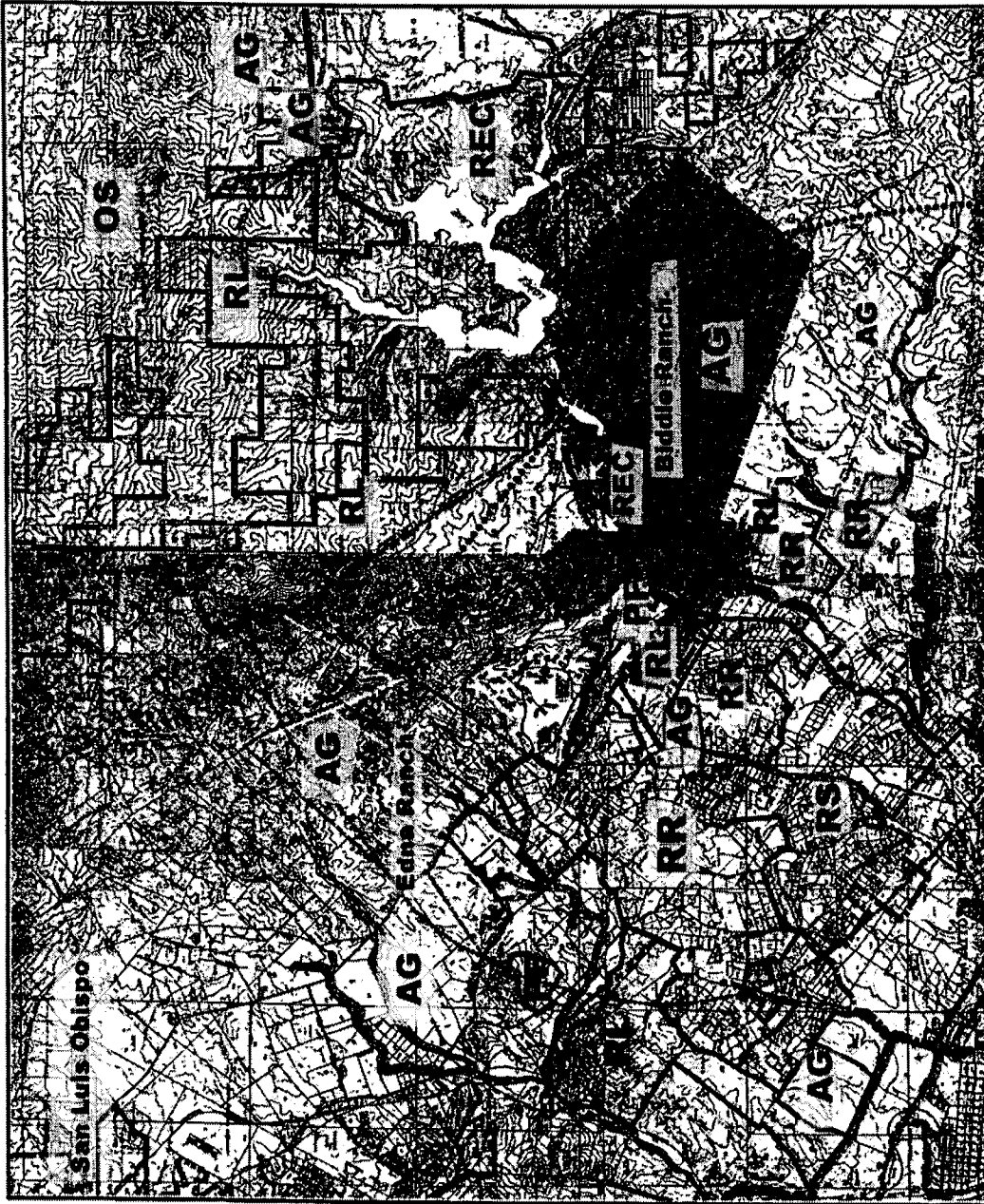
B-2

The tentative map was to expire on February 27, 2006. On November 22, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission the **2nd one-year time extension** be granted to February 27, 2007, subject to the Resolution of the Planning Commission adopted February 27, 2003.

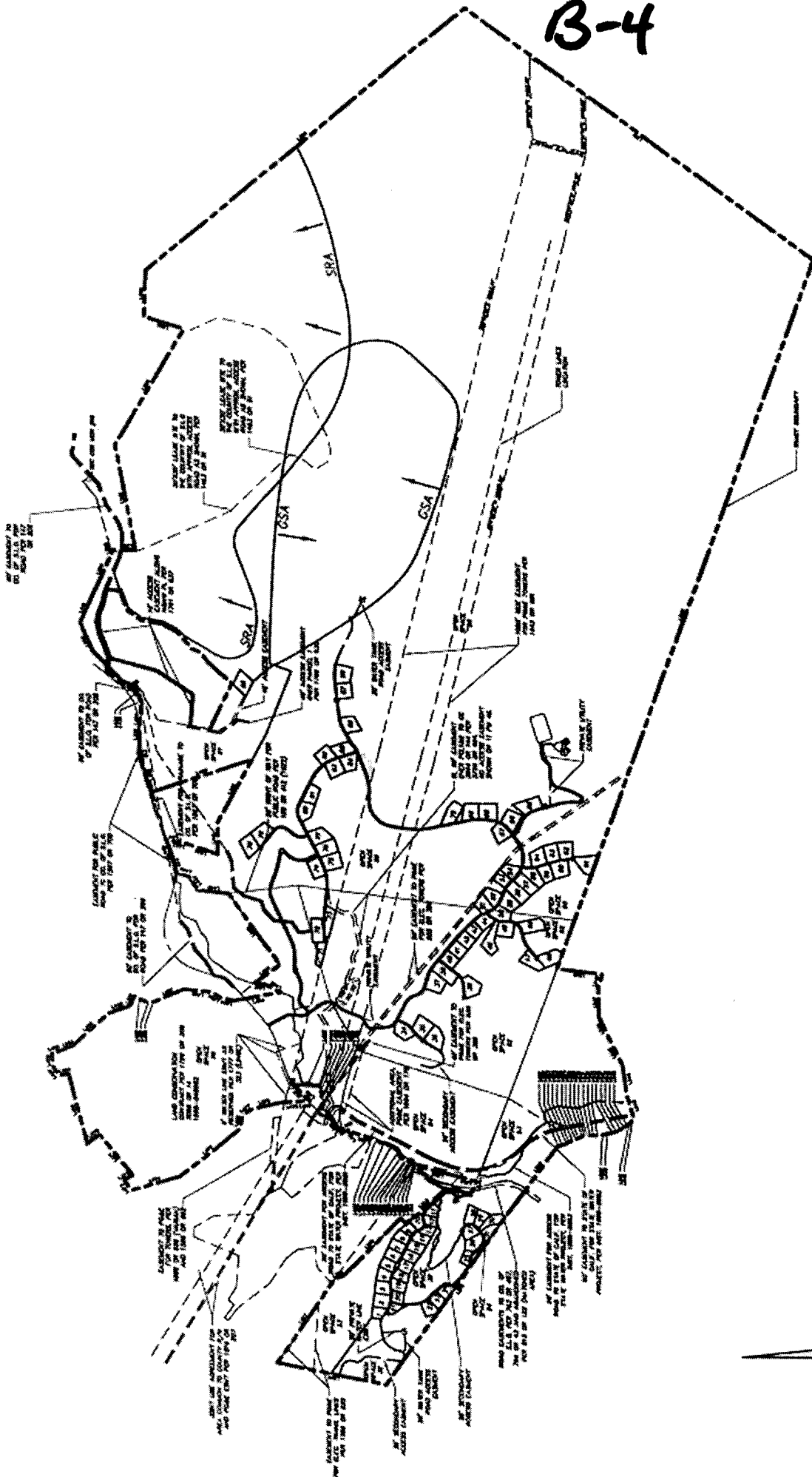
# BIDDLE RANCH

Existing Land Uses  
& Development

	Biddle Ranch Property
	Urban Reserve Boundary
	Three Mile Line from Project Area
	Five Mile Line from Urban Reserve Line
	Existing AG Cluster Development
	Existing County of SLO Land Use Boundary
	Agriculture
	Rural Land
	Rural Residential
	Residential Suburban
	Recreation
	Public Facility



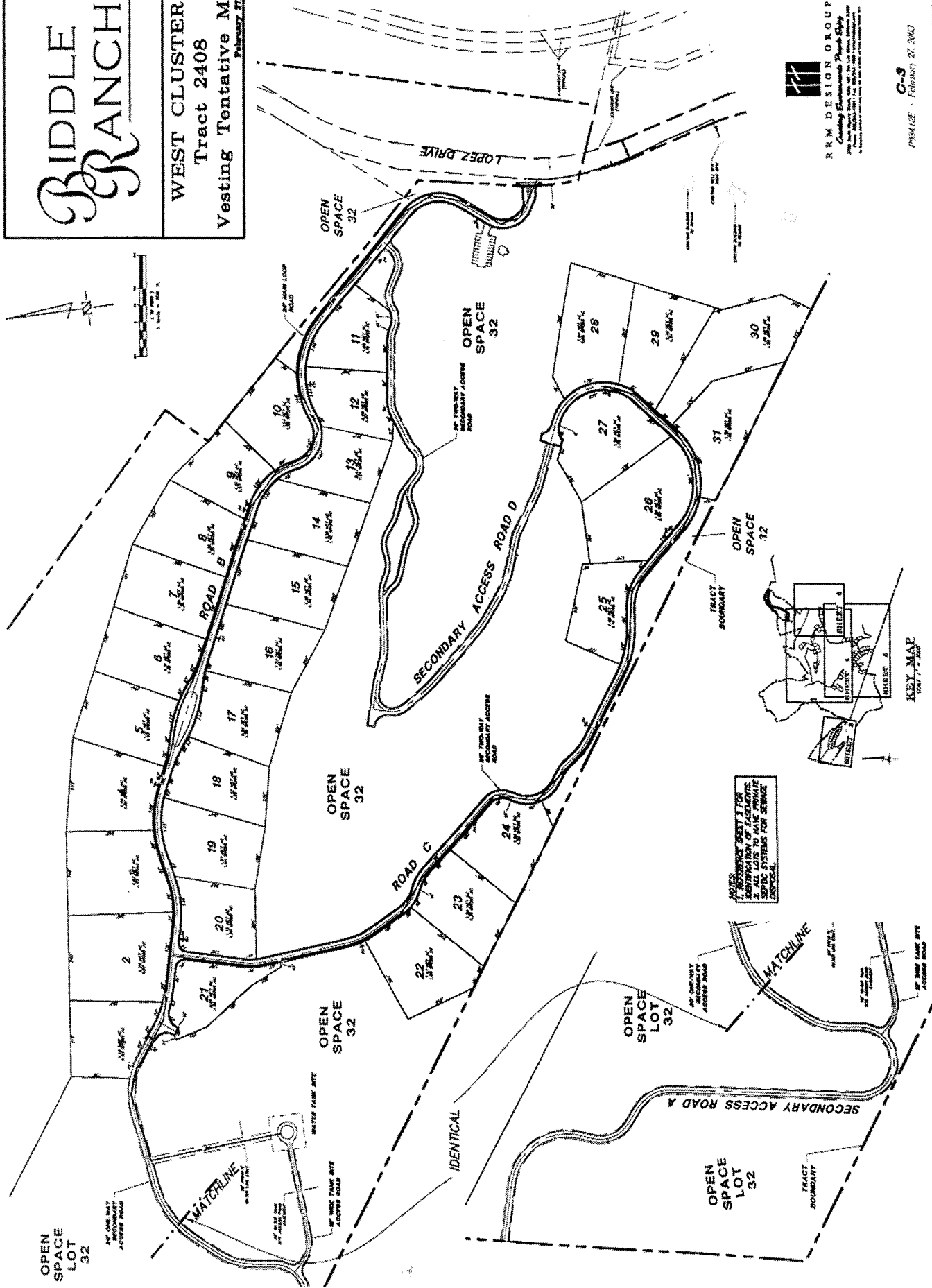
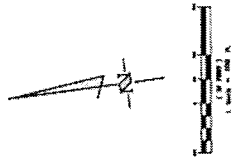
B-4



B-5

BIDDLE  
RANCH<sup>CR</sup>

WEST CLUSTER  
Tract 2408  
Vesting Tentative Map  
February 27, 2003

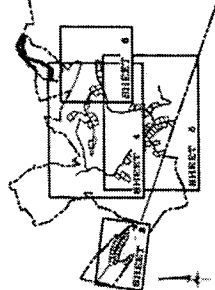


NOTES:  
1. EXISTING LOT 1 FOR  
2. EXISTING LOT 1 FOR  
3. ALL LOTS TO HAVE PRIVATE  
SEPTIC SYSTEMS FOR SEWAGE  
DISPOSAL

17

RRM DESIGN GROUP  
Creating Beautiful Places  
10000 17th Ave. N., Suite 100  
Edmonton, Alberta T6E 4E1  
Phone: (780) 443-1111  
Fax: (780) 443-1112  
www.rrmgroup.com

C-3  
PMS/LE - February 27, 2003



KEY MAP  
Scale 1" = 100'